

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 97 | -99 | MILTON ST, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|---------------|-------|--|----------|---|
| Owner 1: | WELLS ERIN L | | | | |
| Owner 2: | FOSTER MARK L | | | | |
| Owner 3: | | | | | |
| Street 1: | 99 MILTON ST | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry | | Own Occ: | Y |
| Postal: | 02474 | | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|------------------|-------|--|
| Owner 1: | PECHENIK NANCY - | | |
| Owner 2: | - | | |
| Street 1: | 81 MEADOW ROAD | | |
| Twn/City: | BOLTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 01740 | | |

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 1090 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R2 | TWO FAMIL | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|--------------|-------------|----------|-------------|--------------------|-----------|-----------|-------------|------------|------------|------|---------------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|------------|--------|------|-----------|-------|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7046 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total AC/HA: | 0.00000 | | | Total SF/SM: | 0 | | Parcel LUC: | 102 | Condo | | Prime NB Desc | CONDO | | | | | | | | Total: | | | Spl Credit | | | Total: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

| | | | |
|---------------|-------------------|--------|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | N - NONE | | |

| | | | |
|-----------|---|---------|------|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

[illegible]

GENERAL INFORMATION

| | |
|--------------------|-------------|
| Grade: C - Average | |
| Year Blt: 1926 | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdic: G12 | Fact: |
| Const Mod: | |
| Lump Sum Adj: | |

OTHER FEATURES

| | | |
|---------|---------|------|
| Kits: 1 | Rating: | Good |
| A Kits: | Rating: | |
| Frpl: | Rating: | |
| WSFlue: | Rating: | |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 44.000000000 |
| Name: | 88 - 7046 |

RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|--------------|----|--------------|----|---|---|---------|----|----|----------|----|----|-----------|--|
| 1st Res Grid | | Desc: Line 1 | | | | | | | | | | # Units 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | | RM:s: 5 | | | | BR:s: 2 | | | Baths: 1 | | HB | | |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 5 | 2 | 0 |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 1 | 5 | 2 | |

INTERIOR INFORMATION

| | | | |
|---------------|----------------|--------------|------|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | | 10 % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

DEPRECIATION

| | | |
|-------------|-----------|-------|
| Phys Cond: | GD - Good | 18.0% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 18.6% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 305.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98892087 |
| Adj \$ / SQ: | 407.188 |
| Other Features: | 62300 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 506135 |
| Depreciation: | 94141 |
| Depreciated Total: | 411994 |

COMPARABLE SALES

| Rate | Parcel ID | Type | Date | Sale Price |
|-------------------|-----------|--------------|--------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 407.19 | |
| Special Features: | 0 | Val/Su Net: | 377.98 | |
| Final Total: | 412000 | Val/Su SzAd | 377.98 | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial # | | Year: | | Color: | |
|-------|--|--------|--|----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS[illegible]

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|--------------|------------|-----------|--------------|------|
| GLA | Gross Liv Ar | 1,090 | 407.190 | 443,833 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Net Sketched Area: | | 1,090 | Total: | 443,833 | |
| Size Ad | 1090 | Gross Area | 1090 | FinArea | 1090 |

SUB AREA DETAIL

| | Sub Area | % Usbl | Descrip | % Type | Qu # Ten |
|---|----------|--------|---------|--------|----------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 5 | | | | | |
| 0 | | | | | |

IMAGE

